032.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,200 / 793,200
					USE VALUE:	793,200 / 793,200
					ASSESSED:	793,200 / 793,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLTON-GYSAN JOEL D &
Owner 2:	CARLTON-GYSAN ELIZABETH A
Owner 3:	
Street 1:	268 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANNING MICHAEL/ETAL -
Owner 2:	MANNING DEBORAH S -
Street 1:	268 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1852, having primarily Clapboard Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5445.000	373,200		420,000	793,200
Total Card	0.125	373,200		420,000	793,200
Total Parcel	0.125	373,200		420,000	793,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.17 | /Parcel: 454.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

22264

GIS Ref

GIS Ref

Insp Date

11/07/18

!2665!

PREVIOUS ASSESSMENT

Parcel ID: 032.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,200	0	5,445.	420,000	793,200		Year end	12/23/2021
2021	101	FV	361,700	0	5,445.	420,000	781,700		Year End Roll	12/10/2020
2020	101	FV	361,700	0	5,445.	420,000	781,700	781,700	Year End Roll	12/18/2019
2019	101	FV	323,100	0	5,445.	446,300	769,400	769,400	Year End Roll	1/3/2019
2018	101	FV	323,100	0	5,445.	325,500	648,600	648,600	Year End Roll	12/20/2017
2017	101	FV	323,100	0	5,445.	283,500	606,600	606,600	Year End Roll	1/3/2017
2016	101	FV	323,100	0	5,445.	241,500	564,600	564,600	Year End	1/4/2016
2015	101	FV	299,300	0	5,445.	236,300	535,600	535,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:50:28

LAST REV

Date	Time
09/20/19	09:07:05
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANNING MICHAEL	62418-476		8/8/2013		600,000	No	No		
GOODMAN CARL D	25123-158		1/13/1995		171,000	No	No		Y

USER DEFINED

Prior Id # 1:	22264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Meas/Inspect	372	PATRIOT
4/26/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5445		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					420,012						420,000	

Total AC/HA: 0.12500 | Total SF/SM: 5445 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,012 | Spl Credit: | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1852	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25120234
Const Adj.:	0.99989998
Adj $ / SQ:	168.895
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458507
Depreciation:	85282
Depreciated Total:	373225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

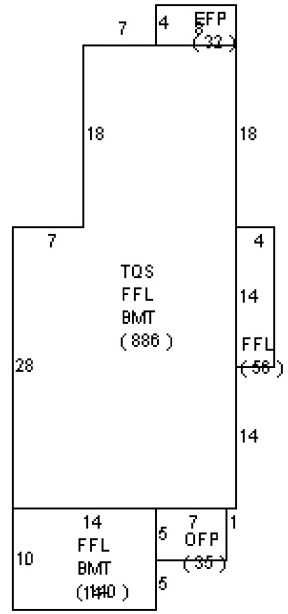
No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.78
Special Features:	0	Val/Su Net:	131.41
Final Total:	373200	Val/Su SzAd	213.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,082	168.900	182,745
BMT	Basement	1,026	50.670	51,986
TQS	3/4 Story	665	168.900	112,231
OFP	Open Porch	35	44.000	1,540
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,840			Total:	350,825
Size Ad	1746.5	Gross Area	3061	FinArea	1747

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 032.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X18	A	FR	1920	0.00	T	50	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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